

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Peaks of Manning II
I, Resource Housing Group, Inc., am a General Partner ☒, a Developer ☐,
and/or a Managing Member ☐ of Peaks of Manning II, LP
(Name of Company or Entity associated with proposed development)

Each **individual** associated with the above Company or Entity that is a general partner, developer or managing member must individually complete this Exhibit K form. If a General Partner, Developer, or Managing Member of the above named company or entity does not complete and submit a completed Exhibit K, the application will be considered incomplete.

I certify that in the last ten (10) years, neither I nor any affiliate entities have instances of any of the following:

- Return of an entire allocation of LIHTC;
- Debarment, disqualification, suspension, proposal for debarment or suspension, declaration of ineligibility or voluntary exclusion from any transactions or construction developments involving the use of governmental funds, from a LIHTC or state program or a LIHTC partnership;
- Submission of fraudulent information to the IRS or any federal or state affordable housing program;
- Failure to meet a requirement resulting in full recapture of LIHTCs;
- Failure to comply with laws governing fair housing and accessibility for persons with disabilities resulting in a U.S. Department of Justice finding;
- Indictment, charge, conviction or civil judgment rendered against you for a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- Ownership or development of a multifamily rental project in default, assigned to the State or foreclosed;
- Default on a loan resulting in foreclosure or deed in lieu of foreclosure that leads to premature termination of a mandatory affordability period;
- Abandonment or forfeiture of an affordable housing property;
- Failure to comply with restrictive covenants;
- Removal or withdrawal as General Partner or Managing General Partner of a LIHTC property;
- IRS Form 8823 filings and/or health and safety issues not cured within the established period;
- Default or arrearage of at least three months in an affordable housing mortgage or loan;
- Defaulted on an obligation covered by a surety or performance bond;
- Outstanding flags in HUD's 2530 National Participation system;
- Deferred maintenance, mold, building code violations or other evidence of poor maintenance at properties monitored by the Authority;

- Failure to pay Compliance Monitoring Fees;
- Failure to submit rent rolls, annual owner certifications, or other required reporting;
- Failure to report to the Authority any common areas, buildings or dwelling units that have been out of service for a period exceeding 30 days due to damage or disrepair; and/or
- Failure to notify the Authority of a change in property ownership or management.

_____ If I have been affiliated with any instance listed above I have attached a detailed explanation or waiver from the Authority.

List all developments, from the last ten (10) years , in which you were the general partner or managing member from project inception through receipt of Certificate of Occupancy and issuance of 8609s. You may attach a spreadsheet containing the information below:

Development Name	City, State	# Units	Date Completed	Funding Sources (4%/TEB, 9%.)	Percent of Current Ownership Interest
see attached					

Certify and acknowledge the following by signing and dating in the signature block below:

Certifications and Acknowledgments

I certify that all the statements made in this Exhibit K are true, complete and correct to the best of my knowledge and belief and are made in good faith.

To the best of my knowledge, I certify that every general partner, developer and managing member associated with the above named Company or Entity has submitted an Exhibit K.

I certify that I do not have any relationship, financial or otherwise, with the SCSHFDA, its staff members and/or its employees other than in the regular course of my business. I further certify that I do not have any involvement with the decision-making process and am not in a position to gain inside information with respect to any federal activities administered by the SCSHFDA.

I acknowledge that Federal funds may be used in connection with the Proposed Development and that this Exhibit K and these certifications will be relied on by the SCSHFDA in connection with SCSHFDA's making financial decisions.

I acknowledge and hereby authorize the SCSHFDA to obtain and release information regarding my experience detailed on the preceding page of this certification.

I acknowledge and understand that the making of any false statement in connection with this application will result in the disqualification of this Development's application and the applications of any other Developments with which I am associated.

Signature:  _____

Title: Vice President _____

Date: 4/29/2026 _____

Name	City, State	# Units	Date Completed	Funding Sources	Ownership
Carolina Oaks	Myrtle Beach SC	48	2016	9% Credits/Conventional	100% of GP
Cherokee Meadows	Tulsa OK	48	2016	9% Credits/Conventional	100% of GP
Cottage Park McAlister	McAlister OK	40	2017	9% Credits/Conventional	100% of GP
Forest Ridge Heights	Enid OK	37	2017	9% Credits/Conventional	100% of GP
Highland Park	Ponca City OK	34	2016	9% Credits/Conventional	100% of GP
Howell School Senior	Dothan AL	55	2020	9% Credits/Conventional	51% of GP
Mary Leila Lofts	Greensboro GA	71	2016	9% Credits/Conventional	51% of GP
McRae-Helena Estates	McRae-Helena GA	48	2017	9% Credits/Conventional	51% of GP
Newport News	Newport News VA	44	2017	9% Credits/Conventional	51% of GP
Oakleigh Crossing	Alexander City AL	56	2022	9% Credits/Conventional	100% of GP
Peaks at Manning	Manning SC	42	2020	9% Credits/Conventional	100% of GP
Peaks of Baton Rouge	Baton Rouge LA	48	2019	9% Credits/Conventional	51% of GP
Peaks of Cornelia	Cornelia GA	80	2018	9% Credits/Conventional	51% of GP
Peaks of Dahlonega	Dahlonega GA	60	2025	9% Credits/Conventional	50% of GP
Peaks of Dawson	Dawsonville GA	80	2023	4% Credits/Conventional	51% of GP
Peaks of Lexington	Lexington SC	78	2025	9% Credits/Conventional	100% of GP
Peaks of Oakwood	Oakwood GA	84	2020	9% Credits/Conventional	51% of GP
Peaks of Opelousas	Opelousas LA	36	2022	9% Credits/Conventional	100% of GP
Peaks of Tazewell	Tazewell TN	56	2016	9% Credits/Conventional	51% of GP
Peaks of Ruston	Ruston LA	36	2022	9% Credits/Conventional	51% of GP
Peaks of Sterlington	Sterlington LA	30	2023	9% Credits/Conventional	51% of GP
Waynesboro Estates II	Waynesboro GA	43	2020	9% Credits/Conventional	51% of GP

EXHIBIT Y

Management Experience Certification

The Proposed Management Entity, Gateway Management Company, LLC, certifies that its management portfolio includes the three LIHTC properties listed below and that the Proposed Management Entity has successfully and continuously managed for the previous three years ending with the date of the Tax Credit Application:

LIHTC Property Name and Address: Carolina Oaks | 1302 Scarlet Lane, Myrtle Beach, SC 29577

LIHTC Property Name and Address: The Peaks at Manning | 121 Kennedy Lane, Manning, SC 29304

LIHTC Property Name and Address: Peach Orchard | 3630 Peach Orchard Rd., Augusta, GA 30906

The Proposed Management Entity certifies that the management plan will be submitted at the time of the real estate closing, but not later than 12 months from the allocation date. The management plan must address all of the following:

- a. separation of duties and adequate supervision of employees;
- b. senior management oversight and review through internal audits;
- c. staffing dedicated to compliance reviews of tenant eligibility and programmatic documentation;
- d. approval process for evictions by consensus of senior or regional managers;
- e. physical inspection policies (frequency, generation of work orders, lease violations for housekeeping or other noncompliant resident behaviors);
- f. recordkeeping (tenant certifications, annual owner certifications, HOME Rent Approvals, if applicable, etc.);
- g. security of records containing personally identifiable and other protected information
- h. marketing plan and marketing efforts;
- i. reasonable accommodation plans and policies; and/or
- j. procedures for addressing tenant complaints.

The Proposed Entity certifies that the lead contact person for the management entity has been certified by Housing Credit Certified Professional Board of Gc as a LIHTC compliance specialist. A copy of the certificate is attached.

The undersigned hereby certifies and acknowledges that the South Carolina State Housing Finance and Development Authority may rely upon this certification in making an allocation of tax credits.

Management Entity Representative

Sandra Smith

Date: 5/5/2026

Signature: Sandra K Smith

National Association of Home Builders

Having successfully completed the requirements
established by the NAHB
Housing Credit Certified Professional Board of Governors

Sandra Smith

is designated a
Housing Credit Certified Professional
September 2015

David Ho

David Ho, HCCP
Chair, HCCP Board of Governors

Thomas E. Woods

Thomas E. Woods
2015 NAHB Chairman of the Board

**NAHB**